

FOR RENT LISTINGS

If you would like to list your available rental unit on our For Rent listing that is available to persons looking for housing, please call our office. Also, once the unit is rented, please call us so we can remove it from the listing.

UPCOMING HOLIDAYS

Our office is closed on the following days:
January 18—Martin Luther King, Jr. Day
February 15—Presidents' Day
April 1—Spring Break Day
**On 1/21/10 our office will not open until 9:30 a.m.

REMINDER ABOUT RTA'S

Please make sure when you fill out the Request for Tenancy Approval (RTA) that you fill in the correct information under the Landlord Section as to whom you want payment to go to, because that is where the housing specialists get the payment information from, i.e. if you want your payment listed under a company name and not your personal name, please put that information on the line where it asks for Landlord information. If you have any further questions about this, please call our office.

Landlord Newsletter

Winter 2010 Edition



CAMPBELL COUNTY DEPARTMENT OF HOUSING

OFFICE LOCATION:

1098 MONMOUTH STREET
2ND FLOOR
NEWPORT, KY 41071
859-261-5200
FAX: 859-261-0577

STAFF:

SARAH COLLINS, DIRECTOR
**JOSEPH CLEVINGER, FSS
COORDINATOR/HOUSING
SPECIALIST**
**ELIZABETH MILLER, HOUSING
SPECIALIST/ADMINISTRATIVE
COORDINATOR**
**PAMELA DOYLE, HOUSING
SPECIALIST**
**DAVID SCHNEIDER, HOUSING
INSPECTOR**
**VALERIE SMITH, INTAKE
SPECIALIST**

Mission Statement: To work with the community to provide decent, safe, and affordable housing for eligible families and to provide and promote self-sufficiency and economic independence for residents.



CCDH DISAPPROVAL OF OWNER

The Campbell County Department of Housing will deny participation by an owner at the discretion of HUD. CCDH will also deny the owner's participation for any of the following reasons:

1. The owner has violated any obligation under Section 8 Housing Assistance Payments Contract.
2. The owner has committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal Housing Program.
3. The owner has engaged in drug related criminal activity or any violent criminal activity.
4. The owner has a history or practice of non-compliance with HQS for units leased with project based Section 8 assistance or leased under any other Federal housing program.
5. The owner has a history or practice of renting units that fail to meet State or local codes.
6. The owner has not paid real estate taxes, fines or assessments.
7. The owner refuses to evict families for drug related or violent criminal activity; or for activity that threatens the health, safety or right of peaceful enjoyment of the; premises by tenants, CCDH employees or owner employees or residence by neighbors.
8. Other conflicts of interest under Federal, State or local law.
9. If the owner is the parent, child, grandparent, sister, brother or any other member of a family seeking the initial use of the voucher, unless the CCDH determines that approving the unit would provide a reasonable accommodation for a family member who is a person with disabilities.



WHAT IS FAIR MARKET RENT?

Fair Market Rent refers to the amount of money a property will lease for. It is determined by a number of variable factors such as location, local economic conditions, market need, and the community cost of living.

The U.S. Department of Housing and Urban Development (HUD) uses Fair Market Rent (FMR) values to determine the eligibility of rental housing units for housing assistance, known as Section 8 payments. The values are designed to be high enough to ensure an adequate supply of rental units, but low enough to serve as many families as possible.

Landlords can use FMR to determine the amount to charge for a rental unit. Setting rent at or slightly below FMR is smart because a fair rent will draw tenants—who usually know the market they live in and will not be willing to pay above-market rents.

Fair market rents also indicate whether a rental market is appreciating or declining in value, which can help prospective income property owners decide where to invest.

HUD publishes the Fair Market Rents for every metropolitan area in the United States, which is accessible on their website: <http://www.huduser.org>.

Landlords can also check out rentometer.com, which uses a proprietary algorithm to tell you if the rent you are charging for a property is too low, way too high, or reasonable. Just enter the address, number of bedrooms, and rent amount you are considering, and you'll get an idea of what other units in the neighborhood are renting for.

Source: tenantscreeningblog.com



END OF THE YEAR SAFETY TIPS FOR YOUR RENTAL UNITS

Frozen pipes—Check all your pipes during the freezing season. You can also call your tenants and remind them to leave a little water dripping and the under sink cabinet doors open to prevent them from freezing.

Trees/Lighting/holiday decorations— If your tenants celebrate the holidays with indoor trees and exterior lights, it's a good idea to stop by and check that overloaded circuits are not a concern. A lot of fires are started every year by Christmas trees and lighting. Your rental agreement should clearly state what holiday lighting is allowed, but a personal inspection is also a good idea.

Space Heaters—Make sure your tenants are using space heaters correctly. They should be reminded that they are not supposed to be used for warming beds, drying clothing, thawing pipes or cooking food. If the furnace is functioning properly space heaters should not be needed.

Smoking—If you allow smoking in your units, you should remind your tenants of proper disposal of smoking materials, no smoking in bed, no placing cigarettes on countertops or windowsills, you may also encourage your tenant to extinguish cigarettes under running tap water.

Insurance—It is a good idea to check your insurance coverage for water damage and fire. You do not want to find out you are uninsured if something catastrophic happens.

Excerpt from tenantscreeningblog.com

OUR OFFICE HAS MOVED TO 1098 MONMOUTH
STREET, NEWPORT
(NEXT DOOR TO OLD OFFICE)